



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

SUBD. 2022-005: Subdivision Exception for 1127 North 29th Street.

To: City Planning Commission
From: Land Use Administration
Date: July 18, 2022

PETITIONER

Evolve Holdings LLC

LOCATION

1127 North 29th Street

PURPOSE

To approve an exception to Sec 25-219 of the Subdivision Ordinance to waive the requirement for an average lot depth of not less than 100 feet.

SUMMARY & RECOMMENDATION

The 0.524 acre subject property is located on the corner of North 29th Street and R Street. The lot pattern and redevelopment of this property is subject to a special use authorized by under Ordinance 2022-018, adopted on February 14, 2022. The submitted subdivision plat is identical to the plat made part of the aforementioned ordinance, however, 6 of the lots are not in compliance with Sec. 25-219 of the Subdivision Ordinance, which requires an average lot depth of not less than 100 feet. The 6 lots are each 51 feet in depth. The applicant is therefore requesting, pursuant to Section 25-9 of the Subdivision Ordinance, an exception to Section 25-219 of the Subdivision Ordinance.

The City Planning Commission reviewed and recommended approval of the proposed development as part of the special use process. The request to grant an exception to the city's subdivision ordinance is consistent with this previous recommendation and does not represent a special privilege or convenience to the property owner.

Therefore, staff recommends approval of the exception request.

FINDINGS OF FACT

Site Description

1127 North 29th Street is currently improved with a 3,590 sq. ft. commercial building, constructed in 1985, situated on a 22,836 sq. ft. (.52 acre) parcel of land. The property is located in the Church Hill North neighborhood, between R and Q Streets.

Proposed Use of the Property

The applicant is proposing subdividing the existing parcel of land into twelve parcels in order to facilitate the construction of up to eight single-family dwellings and up to four two-family dwellings. Off-street parking shall be provided.

Richmond 300 Master Plan

The subject property falls within the Neighborhood Mixed-Use designation of the Richmond 300 Master Plan. Primary uses include single-family attached dwellings and accessory dwelling units.

Zoning & Ordinance

The property is located within the R-6 Single-Family Attached Residential District and is subject to Ord. 2022-018 which authorized the special use of the property known as 1127 North 29th Street for the purpose of up to eight single-family dwellings and up to four two-family dwellings, with off-street parking, upon certain terms and conditions.

Surrounding Area

Adjacent properties are located within the same R-6 District as the subject property. Some nearby properties are located in the R-63 Multi Family and B-2 Community Business Districts to the North and South, respectively.

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